



ARIZONA STATE SENATE
Fifty-Fifth Legislature, Second Regular Session

FACT SHEET FOR H.B. 2554

~~land divisions; property; technical correction~~
(NOW: counties; land divisions; surveys)

Purpose

Prohibits a county board of supervisors (county BOS) from requiring applicants for a land division to conduct a survey as a condition of approval. Modifies requirements for land division applications.

Background

A county BOS may adopt ordinances and regulations for staff review and approval of land divisions of five or fewer lots, parcels or fractional interests that are 10 acres or smaller in size. A county cannot deny approval of any land division that meets statutory requirements for review of land divisions. If review of the request is not completed within 30 business days, the land division is considered approved.

An application to split a parcel of land must be approved if the: 1) lots, parcels or fractional interests each meet the minimum county zoning requirements of the applicable zoning designation; 2) applicant provides a standard preliminary title report or other acceptable document that demonstrates legal access to the lots, parcels or fractional interests; 3) applicant provides a statement from a licensed surveyor or engineer, or other acceptable evidence, stating whether each lot, parcel or fractional interest has physical access that is traversable by a two-wheel drive passenger motor vehicle; and 4) applicant reserves the necessary and appropriate utility easements to serve each lot, parcel or fractional interest created by the land division.

An application to split a parcel of land that does not comply with one or more of the statutory requirements must still be approved if the applicant provides a signed acknowledgement that confirms that no building or use permit will be issued by the county until the lot, parcel or fractional interest has met the requirements ([A.R.S. § 11-831](#)).

There is no anticipated fiscal impact to the state General Fund associated with this legislation.

Provisions

1. Prohibits a county BOS from requiring an applicant for a land division of five or fewer lots, parcels or fractional interests to conduct a survey as a condition of issuing:
 - a) approval for dividing land;
 - b) approval of conveyance of the land; or
 - c) a building permit.

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2. Prohibits a county BOS from requiring that each lot, parcel or fractional interest be surveyed as a condition for approval of an application to split a parcel of land.
3. Removes, from the list of statutory requirements for approval of a land division, the requirement that an applicant for a land division provide a statement from a licensed surveyor or engineer, or other acceptable evidence, stating whether each lot, parcel or fractional interest has physical access that is traversable by a two-wheel drive passenger motor vehicle.
4. Adds, to the list of statutory requirements for approval of a land division, the requirement that the applicant disclose to any buyer that the applicant has not conducted a survey of the land division.
5. Makes technical and conforming changes.
6. Becomes effective on the general effective date.

House Action

NREW	2/10/22	DPA/SE	7-5-0-0
3 rd Read	2/22/22		31-27-2

Prepared by Senate Research
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RC/slp